

**BOEING REALTY CORPORATION  
PROPOSED BUILDING SPECIFICATIONS  
147,000 SF**

**I- OWNER PROVIDED BUILDING SHELL**

**GENERAL SPECIFICATIONS**

- 1- Building clear heights at 30'
- 2- Building pad set for dock high loading with loading dock wells
- 3- Bay spacing at 50'x52'
- 4- Roofing to be class A 4-ply built up with 10 year NDL
- 5- Type III N construction
- 6- Panelized roof system: Steel truss girders, steel trusses and 2"x4" sub-purlins with OSB decking
- 7- Skylights/smoke hatches: 3 % of building area 48"x96", no burglar bars
- 8- Paint interior warehouse walls (1) coat to cover, exterior two coats. All columns with yellow paint up to 6' and white to roof joists
- 9- Provide floor sealer in all warehouse areas with Ashford formula
- 10- Dock doors at 48" from finish floor to grade with vertical lift doors with vision panels. The dock doors at 9'x10' and 12'x14' at grade level doors.
- 11- Dock Equipment: Provide (2) 4" thick 10"x24" rubber dock bumpers
- 12- Fire Sprinkler density based on ESFR with a dedicated fire pump (if required)
- 13- Mezzanine-TBD
- 14- Provide a 6' chain link fence around the perimeter of the site with vinyl slats
- 15- Provide type II scrim aluminum foil insulation at below the roof deck

**SITE**

- 1- Truck Apron: 6" thick un- reinforced full width @3000 psi
- 2- Landscaping per Owner design and City of Los Angeles requirements
- 3- Enhanced paving at project entry and Tenant space entrances
- 4- Include AC paving sections of 3"/6" in parking and 4"/7" in drive areas. Final sections can be modified upon soil report verification

**CONCRETE**

- 1- Floor slab 6" thick reinforcement at 4000 psi concrete over compacted fill. Provide 10-mil moisture barrier at office areas along with visqueen. Foundations shall be at 2500 psi concrete with tilt up walls at 4000 psi concrete. Other panel for ramps, trash enclosures, screen walls, etc. at 3000 psi concrete.
- 2- Floor flatness (FF) of not less than 35 and floor levelness (FL) of not less than 25
- 3- All floor slab construction and control joints to be re-saw cut after erection of panels and all joints filled in with epoxy joint filler
- 4- All forms for reveals to be glued down to slab to minimize any drilling or nailing holes in the slab.
- 5- No crane will be allowed on slab, slab curing must be by wet cure process.

**METALS**

- 1- Roof drains and overflow along Public way will be cast iron construction located inside the building and tied in to curb face, along the non-public edge the drains will be located at building exterior with painted sheet metal construction.

**DOORS AND WINDOWS**

- 1- Glazing: Medium Performance reflective glass

**MECHANICAL, HVAC, PLUMBING**

- 1- Domestic Water and sewer connections hook up to office areas (two locations)
- 2- Gas tie in to within 5' of the building, gas meter and service inside the building is not included

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- 3- Provide curbs for the future HVAC units at roof in both tenant improvement areas

**ELECTRICAL & LIGHTING**

- 1- Provide 1000 amp 277/480 volt, 3- phase service switch gear with underground pull section for a 2000 amp service for future expansion
- 2- Site lighting based on 1 foot candle average using wall packs and light poles
- 3- Warehouse lighting based on metal halide fixtures at 20' candle average at 36" above finish floor, which will be installed along with Tenant Improvement work.
- 4- Run extra electric conduit under ground from main electrical room half way along the length of the building and stub up for future separate electrical room.
- 5- Provide power to main project entry for project monument sign, as well as entrance to loading dock area for possible future gates.

2/4/2004

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